



SAN DIEGO
HOUSING
COMMISSION

REPORT TO NATURAL RESOURCES & CULTURE

DATE ISSUED: April 17, 2012

REPORT NO: NRC12-001

ATTENTION: Members of the Natural Resources & Culture Committee
For the Agenda of April 25, 2012

SUBJECT: Energy Efficiency Opportunities at San Diego Housing Commission Rental Properties

COUNCIL DISTRICT: Citywide

NO ACTION IS REQUIRED ON THE PART OF THE COMMITTEE.

SUMMARY

The San Diego Housing Commission ("Housing Commission") and San Diego Gas & Electric ("SDG&E") have worked collaboratively to address possible energy efficiency opportunities in the Housing Commission's real estate portfolio. The Housing Commission has shared with the Natural Resource & Culture Committee ("NR&C Committee") its strategic approach to implementing such technologies on its portfolio, where feasible. During this meeting on April 25, 2012, the Housing Commission and SDG&E will provide the NR&C Committee with an update on ongoing and future efforts to address energy sustainability.

BACKGROUND

On February 1, 2012, Housing Commission staff along with representatives from SDG&E and the Environmental Health Coalition ("EHC") gave a presentation to the NR&C Committee on the current efforts the Housing Commission has undertaken to assess and address energy efficiency and sustainability on its real estate portfolio, including a summary of the recently adopted Housing Commission "Sustainability Guidelines." Representatives from SDG&E and EHC also addressed the NR&C Committee.

During the presentation, Housing Commission staff addressed the unique composition of its real estate portfolio. The Housing Commission real estate assets are composed primarily of properties with a low unit count (on average, 9 units per property) and which are older (on average, 48 years old). Due to the characteristics of the portfolio, the Housing Commission advised the NR&C committee of its strategic approach to doing any sustainability upgrades/rehabilitation on its portfolio. The NR&C Committee was also briefed on some projects with Housing Commission involvement which were either recently completed or are under rehabilitation where energy sustainable technologies have been implemented.

The NR&C Committee was notified of the recent collaborative efforts SDG&E and the Housing Commission had undertaken to address energy sustainability opportunities on the Housing Commission portfolio. Housing Commission staff and SDG&E agreed to present an update report to the NR&C Committee at the April 25, 2012 NR&C meeting.

DISCUSSION

Housing Commission staff has provided SDG&E with a thorough overview of the composition of the Housing Commission's real estate portfolio. After their review, SDG&E requested and received funding to perform an energy audit on the Housing Commission's 2,216 multifamily affordable housing units and 39 affordable single family houses. This energy audit will be at no cost to the Housing Commission. SDG&E will be responsible for any fees and payments incurred in relation to this energy audit.

SDG&E contracted with Hescong Mahone Group, Inc. ("HMG") to provide consulting services to develop an Energy Efficiency Roadmap for the Housing Commission. These services would be provided to SDG&E.

The proposed scope of work for the services provided by HMG to SDG&E to perform the energy audit on the Housing Commission's portfolio will include the following:

- **Portfolio Analysis**
HMG will conduct an initial assessment of each of the properties in the Housing Commission's portfolio and a review of capital improvement plans. HMG will summarize the portfolio analysis and provide a list of upgrade opportunities by property. The list will include a matrix of locally available programs and incentives.
- **Plan, Policies and Procedures**
HMG will help identify opportunities to incorporate energy efficiency procedures into the Housing Commission's Sustainability Guidelines. HMG will review Housing Commission procedures, identifying areas where energy efficiency policies can be added or improved.
- **Staff Capacity Development**
HMG will work with the Housing Commission to develop internal staff skills to regularly evaluate the portfolio, access resources, and implement energy efficiency upgrades. HMG will host an energy efficiency and conservation webinar series. The series will address energy efficiency best practices throughout the building lifecycle, and introduce staff to tools and resources available to assist them in assessing and upgrading the Housing Commission's portfolio of properties.

The expected energy audit completion date is December 31, 2012. The estimated cost for HMG's professional services is \$110,000. SDG&E will be responsible for compensation to HMG. The Housing Commission will not be liable for any fee and will receive this energy audit at no cost through the conscious willingness of SDG&E to improve energy sustainability efforts throughout the City of San Diego.

CONCLUSION

The Housing Commission is very appreciative of SDG&E's motivation to assist the Housing Commission in determining any opportunities and resources to improve the sustainability of its real estate portfolio. The Housing Commission is committed to continue improving the sustainability of its real estate portfolio by strategic implementation of the ideas derived from this study and funding availability.

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The Housing Commission looks forward to working with SDG&E and HMG during the energy audit and will provide the audit results and opportunities identified by the study to the NR&C Committee upon completion.

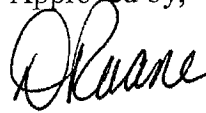
Respectfully submitted,

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